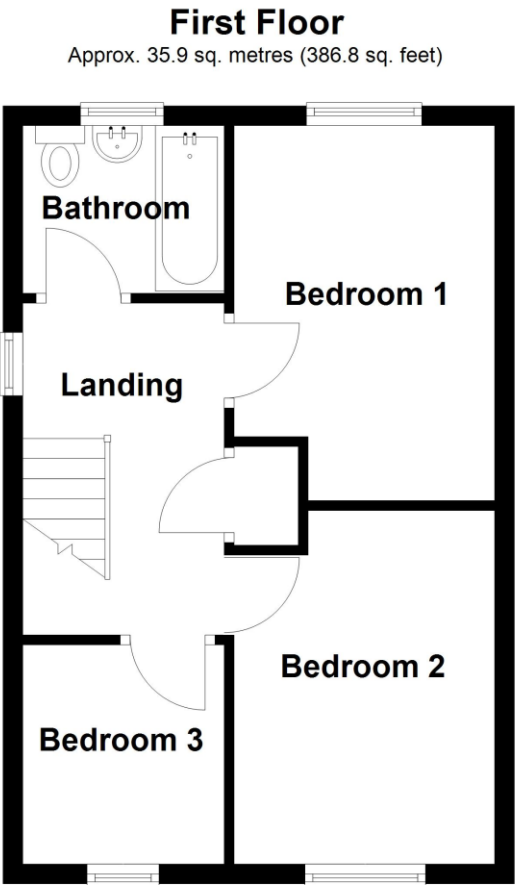
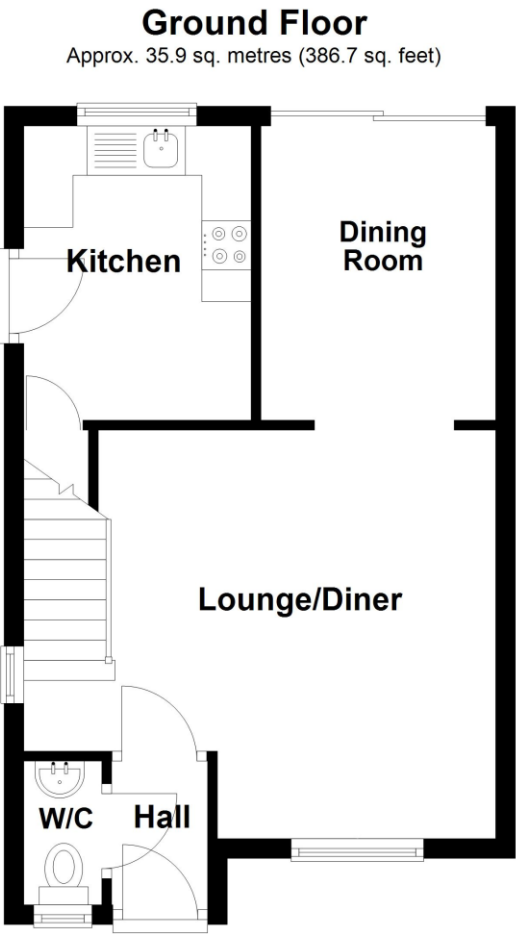




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 71.9 sq. metres (773.5 sq. feet)



10 Cedar Close, Ruskington, Sleaford, Lincolnshire, NG34 9FH

£199,950 Freehold

Tucked away in a quiet cul de sac in the popular village of Ruskington, this well presented three bedroom semi detached home has been freshly decorated and newly carpeted, and it is ready to move straight into and would be ideal for first time buyers and investors.

Three Bedroom Semi-Detached Home | Quiet Cul-De-Sac Location | Spacious Lounge / Dining Room | Modern Fitted Kitchen | Ground Floor Cloakroom | Freshly Decorated | Enclosed Rear Garden | Off-Street Parking | Gas Central Heating | Popular Village With Excellent Amenities



ACCOMMODATION

Entrance Hall

WC - 4'9" x 2'7" (1.45m x 0.79m)

Lounge/Diner - 13'8" x 13'3" (4.17m x 4.04m)

Dining Room - 10' x 7'10" (3.05m x 2.4m)

Kitchen - 9'10" x 7'7" (3m x 2.3m)

Bathroom - 6'9" x 5'7" (2.06m x 1.7m)

Bedroom 1 - 12'6" x 8'8" (3.8m x 2.64m)

Bedroom 2 - 11'9" x 8'8" (3.58m x 2.64m)

Bedroom 3 - 7'4" x 7' (2.24m x 2.13m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

DESCRIPTION

The entrance hall leads through to a bright and welcoming lounge, with a large window to the front creating plenty of natural light. The living space opens into a dining area at the rear, where sliding patio doors lead directly out to the garden.

The kitchen is fitted with a good range of modern units and wood effect worktops, complemented by tiled splashbacks. There is an integrated oven, hob and extractor, along with useful storage and a side door giving access to the garden.

Upstairs are three comfortable bedrooms, including a generous main bedroom with a feature bay window. The family bathroom is finished with a modern suite and shower over the bath.

Outside, the rear garden is a great size and mainly laid to lawn, with a paved patio area ideal for outdoor seating. There is also a useful storage shed and gated side access. To the front, the gravel driveway provides off street parking and a small lawned area adds to the kerb appeal.

Ruskington is a well served village offering a range of local shops, schools, pubs and a train station, as well as excellent transport links to Sleaford, Lincoln and surrounding villages.

